

## SUMMARY

## LOCATION AERIAL

## PHOTOS

## DEMOGRAPHICS



## FOR SALE

### PROPERTY DESCRIPTION

Former Bank Branch located along Hwy 14 in Lake Charles. This property has been well maintained and could be ideal for a professional administrative or medical office serving the needs of the surrounding areas.

The site features ample parking, and access points from HWY 14 and 12th street. The building features a large lobby area, several offices, a conference room, as well as a breakroom, restrooms, and a maintenance room.

Capital One has an operating ATM on the north side of the site, generating steady income for the user and limited landlord maintenance.

### PRICE

- \$595,000

### PROPERTY INFO/ZONING

- 4,605 SF
- 1.79 Acres
- Zoning: Buisness

### TRAFFIC COUNT (ADT 2025)

- Interstate 210: 56,597
- Gerthser Memorial Dr (Highway 14): 41,679

### NEARBY RETAILERS

Harbor Freight, City Gear, Northern Tool and Equipment, Walmart Supercenter, Academy, Old Navy, Office Depot, Lowes, Home Depot, Micheal's, Petsmart

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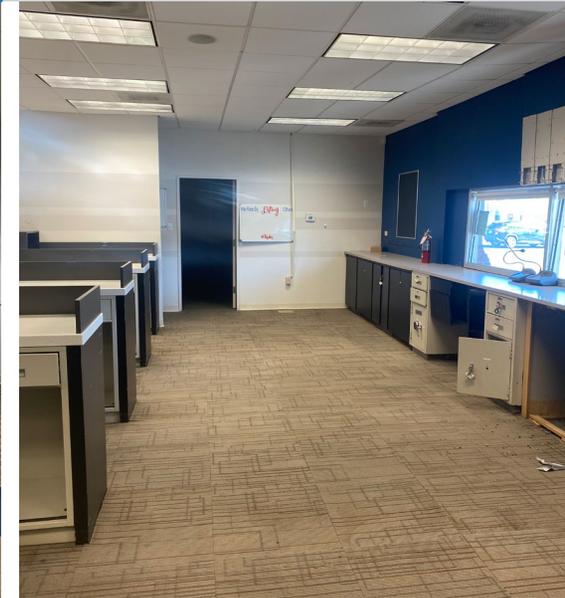


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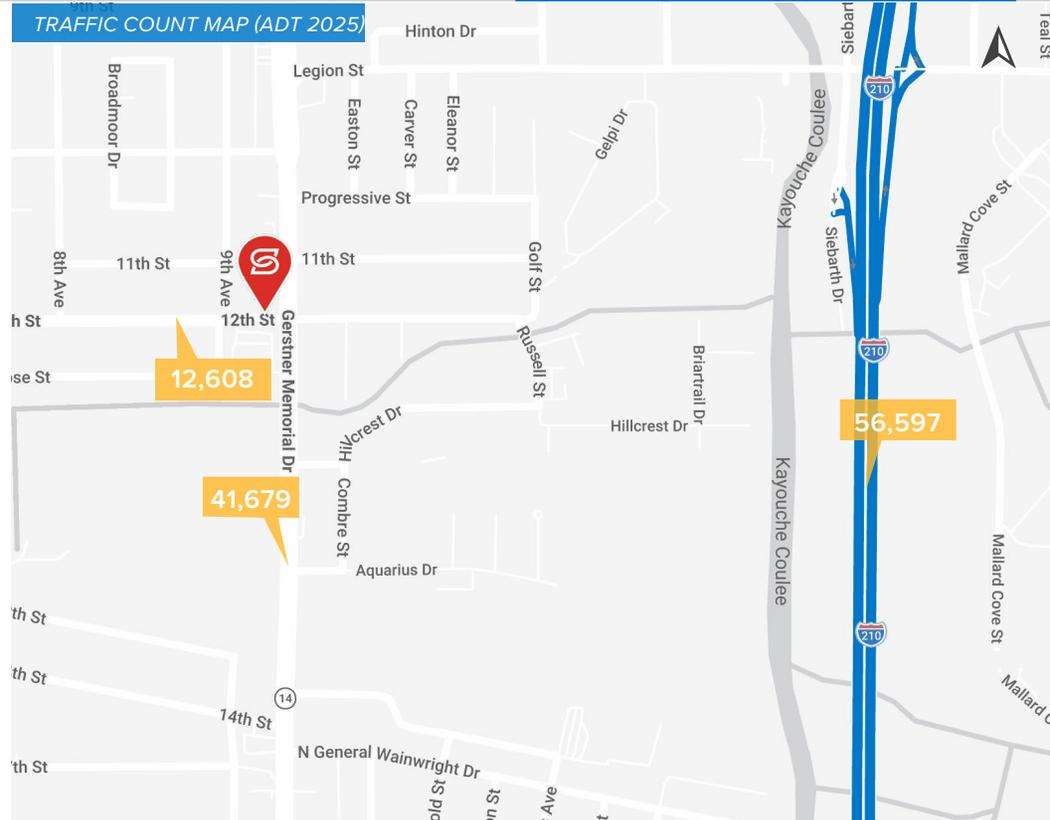
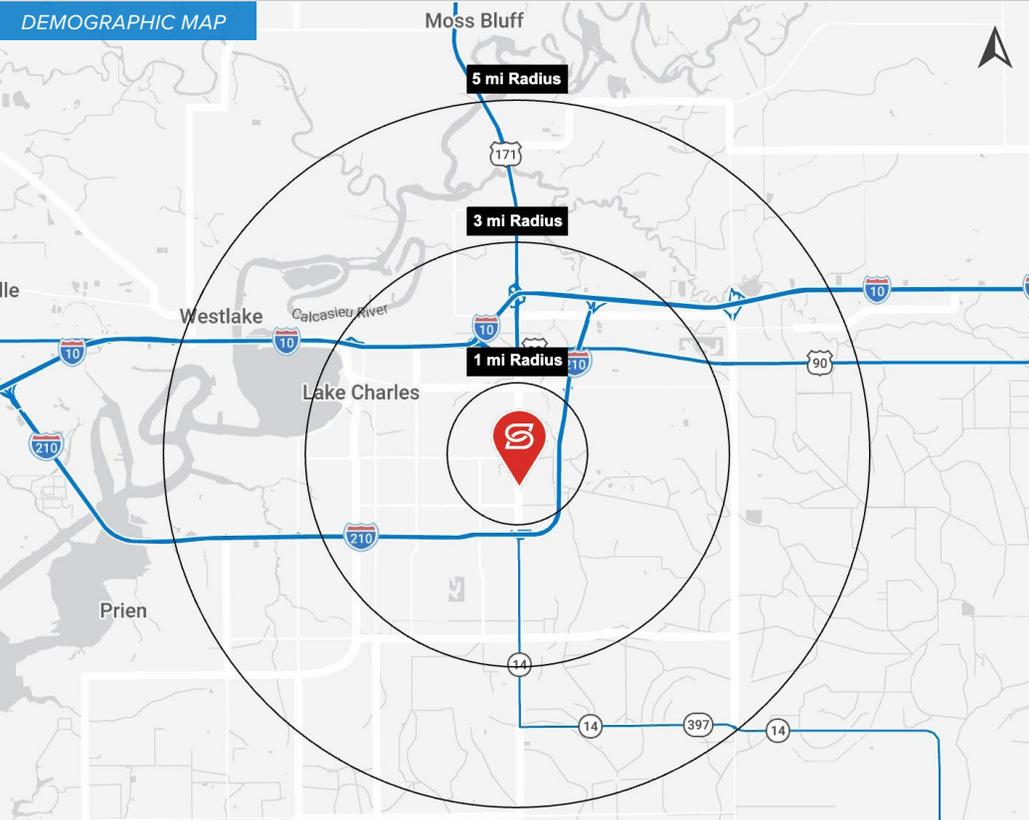


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## 2025 DEMOGRAPHICS

